

BRAINERD, MN
Chapter 515 ZONING

515-2-21 Planned Unit Development (PUD) Overlay District

- A. **Purpose of the Planned Unit Development Overlay District.** The purpose and intent of the PUD Overlay District is to provide for the integration and coordination of land parcels as well as the combination of various types of residential, commercial, and industrial uses.
- B. **Application.** All permitted, permitted accessory, or conditional uses identified in Appendix A: Table of Uses shall be treated as potentially permitted uses within a Planned Unit Development Overlay District (PUD).
- C. **Procedure.** Whether requested as a rezoning or initially established by City action, a Planned Unit Development (PUD) Overlay District shall be established and governed subject to the procedures, conditions, standards, and amendment requirements as outlined in Section [515-5-7] of this Ordinance.

D. Established PUD Overlay Districts

- 1. Northern Pacific Center – Planned Unit Development (NPC-PUD). The purpose of the NPC-PUD is to allow for the development and redevelopment of the property with a mix of uses. The follow standards are established.
 - a. The standards and uses contained within the Town Center (TC) Base Zoning District shall govern the NPC-PUD district, with the modifications as noted in Table 515-2-20.1.
 - b. Development Standards. All approved Final PUD Plans shall govern the development of the property and shall be kept on file with the City Zoning Administrator.

Table 515-2-21.1. NPC-PUD Dimensional and Use Standards.

Principal Building	
Front Yard Setback (minimum)	50'
Side Yard internal lot/corner lot (minimum)	10'
Rear Yard Setback (minimum)	10'
Number of Permitted Principal Buildings	No limit
Accessory Building Standards	
Front Yard Setback (minimum)	Behind principal structure closest to front yard lot line
Side Yard Setback (minimum)	10'
Rear Yard Setback (minimum)	10'
Number of Permitted Accessory Buildings	May not exceed the total number of Principal Buildings
Size	1,000 SF
Total Accessory Building SF Permitted	Unlimited
Uses Permitted	
Appendix A: Table of Uses, TC District	All permitted, conditional and interim uses
Recreational Centers Exceeding 30,000 SF	C
Telecommunications Towers	AP
Public Recreation Areas and Buildings	P
Public/Semi-Public Recreation Areas and Community Centers	P
Trade/Specialty Schools	C
Light Manufacturing	C
Radio and TV Antennas	AP
Radio and TV Studios	AP

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	Residences for Night Watchmen or Security Personnel	AP
	Warehousing	P